



CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 16, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR
CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

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| <input type="checkbox"/> SCOTT ROGERS, Place 1 | <input type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Chair | <input type="checkbox"/> JON LUX, Place 4 |
| <input type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input type="checkbox"/> LORENA ECHEVERRIA de Misi, | <input type="checkbox"/> HOLLY HOGUE, Place 6, |
| <input type="checkbox"/> MICHAEL DION, Place 3 | Place 7, Vice Chair | Secretary |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
3. MINUTES: Approve Minutes from the Regular Meeting of September 18, 2012
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. CONSENT AGENDA:

A. STATUTORY DISAPPROVAL:

(Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in City Ordinance Sections 12.03.001, 12.05.004, 12.06.004 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Disapproval in order to meet the statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission.)

1. Buttercup Creek Ph V Section 12 (FP-12-011)
18.757 acres 57 single family lots, 1 park, drainage easement, karst lot
Located Catherine Drive and Allison Way
Owner: Forestar (USA) Real Estate Group, Inc
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
2. Scottsdale Crossing Entry Road (FP-12-012)
1.75 acres, Roadway plat
Located at Scottsdale Drive and 183A
Owner: Dennis McDaniel
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
3. Scottsdale Crossing Phase I (FP-12-013)
8.85 acres, 45 single family lots, 1 landscape lot
Located at Scottsdale Drive and 183A

Owner: Dennis McDaniel
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

4. Scottsdale Crossing Phase II (FP-12-014)
7.51 acres, 39 single family lots
Located at Scottsdale Drive and 183A
Owner: Dennis McDaniel
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove
5. Hur Industrial Park II, Section 1, Replat of Lot 1 Block A (SFP-12-013)
18.216 acres, 3 commercial lots
Located at the northeast corner of Woodall Drive and Hur Industrial Boulevard
Owner: Hur Enterprises
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS: **NONE**

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS: **NONE**

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.

- A. 620 Self Storage, Z-12-009 (related to item 8A)
- B. Dodds Trust, Z-12-016 (related to item 8B)

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by CWT&C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)
Owner: CWT&C LT
Agent: Daniel Hart, Baker-Aicklen
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- B. Consider a request by Dodds Trust to assign original zoning of General Retail (GR) to approximately 1.79 acres located at 3400 West Whitestone Boulevard. (Z-12-016)
Owner: James Richard Dodds Trust
Agent: Susan London
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing

- 2) P&Z Recommendation to City Council
- 3) P&Z Adoption of Final Report

9. FUTURE LAND USE PLAN AMENDMENTS:

- A. Property north of 12342 RR 620 North (Related to Item 8A)

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING): **NONE**

11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING):

- A. Wash N Roll Flex Carwash (SDC-12-00002)
1.2 acres, 1 commercial lot
Located at the northwest corner of Parmer Lane and Kenai Drive
Owner: Beckway Construction LLC
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

12. DISCUSSION AND POSSIBLE ACTION:

- A. Consider an amendment to the Collector Roadway Plan to include extension of Old Mill Road from Lakeline Boulevard to Little Elm Trail (Engineering Department)
- B. Approval of the 2013 Planning and Zoning Commission Meeting Calendar

13. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

- A. Director and Staff Comments
- B. Commissioners Comments
- C. Request for Future Agenda Items
- D. Designate Delegate to Attend Next Council Meetings on October 25th and November 8th.

14. ADJOURNMENT

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the Planning and Zoning Commission.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon

such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

OCT 10 '12 PM 3:18

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.


Rawis Howard III
Development Services Department

Notice Removed: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 18, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> SCOTT ROGERS, Place 1 | <input checked="" type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Chair | <input checked="" type="checkbox"/> JON LUX, Place 4 |
| <input checked="" type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input type="checkbox"/> LORENA ECHEVERRIA de Misi, | <input checked="" type="checkbox"/> HOLLY HOGUE, Place 6, |
| <input checked="" type="checkbox"/> MICHAEL DION, Place 3 | Place 7, Vice Chair | Secretary |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
Chair Kauffman called the meeting to order at 6:30 P.M. He read the "Chairman's Sheet" explaining the meeting procedures. Vice Chair Echeverria de Misi was absent. Six Commissioners were present and a quorum was declared.
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
Vice Chair Kauffman led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.
3. MINUTES: Approve Minutes from the Regular Meeting of August 21, 2012
MOTION: Commissioner Lux moved to approve the Minutes of the Regular Meeting of August 21, 2012 Minutes as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 6-0, with one absent.
4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* **None.**
5. CONSENT AGENDA:
A. STATUTORY DISAPPROVAL:
 1. Abrantes (PP-12-005)
61.62 acres, 1 commercial lot, 91 single family lots
Located at the southern terminus of Arrow Point Drive
Owner: Bob Tesch, Tesch & Associates
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 2. Parkwest Estates Section 1 (FP-12-010)
16.38 acres, 44 single family lots
Located on the north side of Park Street just west of Parkway Subdivision
Owner: RH of Texas Limited Partnership
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 3. Breakaway Park Section 7, Replat of Lot 1 (SFP-12-012)
5.74 acres, 3 commercial lots
Located at the northwest corner of Parmer Lane and Kenai Drive
Owner: Mass Project Managers and Consultants
Staff Resource: Amy Link

Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Reserve at Brushy Creek Section 2 (FP-12-004)
15.88 acres, 64 single family lots, 1 emergency access, public utility & drainage easement
Located near the northwest corner of Brushy Creek Road and Breakaway Road
Owner: Reserve MSCB Two, LTD.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
2. Ranch at Brushy Creek 8A (FP-12-008)
19.43 acres, 57 single family lots, 2 landscape lots, 1 drainage lot, 1 parkland lot
Located on North Frontier Lane and Stiles Lane
Owner: Standard Pacific of Texas
Staff Resource: Emily Barron
Staff Proposal: Approve
3. Arbor Park (PP-12-002)
17.48 acres, 6 commercial lots
Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard
Owner: F&F Capital
Staff Resource: Emily Barron
Staff Proposal: Approve
4. Arbor Park (FP-12-001)
1.4 acres, 1 commercial lot
Located on East Whitestone Boulevard just east of Ronald Reagan Boulevard
Owner: F&F Capital
Staff Resource: Emily Barron
Staff Proposal: Approve

MOTION: Commissioner Lux moved to recommend approval of Consent Agenda Items 5A1 through 5B4 as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 6-0, with one absent.

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:
Senior Planner Amy Link advised that the Applicant had requested a postponement of Z-12-009 (relating to Items 7B, 8B and 9B) to October 16, 2012. The postponement was requested after the agenda had been posted.

MOTION: Commissioner Dion moved to postpone Items 7B, 8B and 9B as requested by the applicant. Commissioner Lux seconded the motion. The motion passed unanimously, 6-0, with one absent.

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.

- A. CP57, Z-12-008 (related to item 8A)

- B. 620 Self Storage, Z-12-009 (related to item 8B) **POSTPONED to 10/16/12 per Item 6.**
- C. Autumn Ridge, Z-12-011 (related to item 8C)
- D. Autumn Ridge, Z-12-012 (related to item 8D)
- E. Caballo Commercial, Z-12-013 (related to item 8E)
- F. Sharon Ltd, Z-12-014 (related to item 8F)
- G. Shady Oaks Project, Z-12-015 (related to item 8G)
- H. Dodds Trust, Z-12-016 (related to item 8H)

MOTION: Commissioner Lux moved to accept the Preliminary Reports for Items 7A and 7C through 7H as presented by Staff. Commissioner Hogue seconded the motion, and the motion passed unanimously, 6-0, with one absent.

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by CP57 to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open Space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard. (Z-12-008)
Owner: Bula Lewis Farms, LP
Agent: Paul Linehan, Land Strategies
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR), Townhome (TH) and Open Space Recreation (OSR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning and rezoning approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open Space Recreation (OSR).

The request for Townhome (TH) is for Tracts 1 and 4. The request meets the Comprehensive Plan goal, 4.1.3, to formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park as well as to provide new housing opportunities for current and future residents of Cedar Park. The applicant's request for TH is not consistent with the Future Land Use Plan, however, considering the location, the request is appropriate for this site. The request provides for appropriate transitions around the Ronald Reagan and Whitestone Boulevard node. Transitioning the land uses in this area provides the rooftops that will help support the retail at the intersection and vicinity as well as provide homes for future employment areas. Tract 4 is located behind the spillway, but outside of the 100-year floodplain. It will pose some development challenges due to the requirements of a bridge over the spillway to access this tract. If the applicant can engineer the site to meet these challenges, the TH district in this location is feasible.

The request for General Retail (GR) is for Tract 2. The applicant's request to rezone the property to GR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the GR district.

The request for Open Space Recreation (OSR) is for Tract 3. The applicant's request to rezone the property to OSR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the OSR district.

Staff recommended the following zoning and Future Land Use Plan amendment: Tracts 1 and 4 – Townhome (TH) / Medium Density Residential; Tract 2 – General Retail (GR); and Tract 3 – Open space Recreation (OSR).

Paul Linehan, applicant's agent, addressed the Commissioners. He advised that he was working with staff to determine a good land use. There is a large floodplain in the area. Spanish Oak Creek divides the property. Open Space Recreation was requested for this area. He stated that the Townhome zoning request added housing variety in the City.

There was general discussion among the Commissioners concerning the balance provided between homes and retail, diversifying the type of homes provided in the City, and provided more mixed uses.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning original zoning and rezoning approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 41.17 acres of Townhome (TH), 6.59 acres of General Retail (GR), and 9.91 acres of Open space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard (Z-12-008) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-12-008. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

- B. Consider a request by CWT&C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)
Owner: CWT&C LT
Agent: Daniel Hart, Baker-Aicklen
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Note: Item 8B was postponed to October 16, 2012. See Item 7B.

Chair Kauffman called up Items 8C and 8D together.

- C. Consider a request by Autumn 2007 Commercial LP to assign original zoning of General Retail (GR) to approximately 31.13 acres for property located on CR180 just north of New Hope Drive and just east of 183A. (Z-12-011)
Owner: Autumn 2007 Commercial LP
Agent: Geoff Guerrero, Carlson Brigance and Doering
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR)
1) Public Hearing
2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning of General Retail (GR) for approximately 31.13 acres located on CR 180 just east of 183A and north of New Hope Drive. The request by the applicant is consistent with the Comprehensive Plan. This request is supported by the purpose statement of the requested zoning district and the future Land Use Plan. The future extension of Scottsdale/Cottonwood Creek Trail will provide easier access to this property and help create a greater economic base for this area. Staff recommended that 31.13 acres be zoned General Retail (GR). Geoff Guerrero, Carlson Brigrance and Doering, represented the applicant for Items 8C and 8D.

A public hearing was held for the Items 8C and 8D. The following signed Recognition Cards requesting to speak on this agenda item: 1) Jim Taylor and 2) Al Rolfsen. They were concerned about the road alignment and run-off issues. There being no further public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning original zoning of General Retail (GR) to approximately 31.13 acres for property located on CR180 just north of New Hope Drive and just east of 183A (Z-12-011) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent. *See Item 8D for acceptance of Preliminary Report as Final Report.*

- D. Consider a request by Autumn 2007 Commercial LP to assign original zoning of General Office (GO) to approximately 14 acres and Condominium (CD) to approximately 34 acres for property located on New Hope Drive just north of its intersection with Cottonwood Creek Trail. (Z-12-012)
Owner: Autumn 2007 Commercial LP
Agent: Geoff Guerrero, Carlson Brigrance and Doering
Staff Resource Person: Emily Barron
Staff proposal to P&Z: Condominium (CD) and General Office (GO)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning of General Office (GO) for approximately 14 acres and Condominium (CD) for approximately 34 acres located on New Hope Drive just east of CR 180. The request by the applicant is consistent with the Comprehensive Plan. This request is supported by the purpose statement of the requested zoning districts. The GO request is consistent with the Future Land Use Plan, however, the request for CD is not. An amendment to the Future Land Use Plan to reflect this area as medium density residential has been requested. The GO and CD requests provide a good mix of uses in this otherwise dominant retail area and will provide support for the growth of these types of uses in the future. In addition, the CD provides for appropriate transition from the retail to the west and the single family to the east. Staff recommended that the applicant's request to assign original zoning of General Office (GO) to approximately 14 acres and Condominium (CD) to approximately 34 acres. Geoff Guerrero, Carlson Brigrance and Doering, represented the applicant for Items 8C and 8D.

See Item 8C concerning Public Hearing.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning original zoning of General Office (GO) to approximately 14 acres and Condominium (CD) to 9

approximately 34 acres for property located on New Hope Drive just north of its intersection with Cottonwood Creek Trail (Z-12-012) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8C (Case Z-12-011) and Item 8D (Case Z-12-012). Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

- E. Consider a request by CAB-COM 32 LP to rezone approximately 22.30 acres from General Retail (GR) and Local Retail (LR) to Condominium Residential (CD) for property located near the southwest corner of Ronald Reagan Boulevard and County Road 180. (Z-12-013)

Owner: CAB-COM 32 LP

Agent: Geoff Guerrero, Carlson Brigance and Doering

Staff Resource Person: Amy Link

Staff proposal to P&Z: Condominium Residential-Conditional Overlay (CD-CO)

- 1) Public Hearing
- 2) P&Z Recommendation to City Council
- 3) P&Z Adoption of Final Report

Senior Planner Amy Link made the presentation and was available for questions. The applicant requested rezoning approximately 22.302 acres from General Retail (GR) and Local Retail (LR) to Condominium Residential (CD) for property located near the southwest corner of Ronald Reagan Boulevard and CR 180. The applicant's request for CD zoning would be compatible with a Medium Density Residential designation, which allows such zoning districts as Duplex Residential (DP), Townhome Residential (TH) and Condominium Residential (CD). A Future Land Use Plan amendment was processed concurrently with the zoning application (see Item 9D). The request by the applicant is consistent with the Comprehensive Plan. The proposed CD zoning would provide a compatible transition from the low density residential area to the more intense retail zoning along Ronald Reagan Boulevard. The purpose statement of the CD district states that the "district may be appropriate for transitional residential development at an edge of a low density single-family neighborhood, where higher densities and trips generated do not impact lower density areas." Staff supported the applicant's request for Condominium (CD) zoning. Staff also recommended including a conditional overlay requiring that any required detention for the residential development be located on the CD zoned property to ensure the retention of commercial frontage along Ronald Reagan Boulevard.

Geoff Guerrero, Carlson Brigance and Doering, represented the applicant.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners concerning the transitional use, retaining General Retail (GR) use at the node, and protecting Ronald Reagan Boulevard frontage for retail use.

MOTION: Commissioner Lux moved to recommend approval to the City Council of rezoning approximately 22.30 acres from General Retail (GR) and Local Retail (LR) to Condominium Residential-Conditional Overlay (CD-CO) zoning with a conditional overlay requiring that detention for the residential development be located on the CD zoned tract for property located near the southwest corner of Ronald Reagan Boulevard and County Road 180 (Z-12-013) as

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recommended by staff. Secretary Hogue seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8E, Case Z-12-013 Secretary Hogue seconded the motion and the motion passed unanimously, 6-0, with one absent.

- F. Consider a request by Sharon LTD to rezone approximately 2.00 acres from General Retail (GR) to Commercial Services (CS) for property located at 702 South Bell Boulevard. (Z-12-014)
Owner: Sharon Ltd.
Agent: Kristiana Alfsen, Pohl Partners
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Senior Planner Amy Link made the presentation and was available for questions. The applicant requested rezoning approximately 2.00 acres from General Retail (GR) to Commercial Services (CS) for property located on 702 South Bell Boulevard, with the intent of expanding the self-storage use north of the existing facility. The applicant's request for CS does not comply with the Future Land Use Plan (FLUP). The CS district requires an Industrial FLUP designation. A FLUP amendment was processed concurrently with this zoning request (see Item 9D). Staff did not support the applicant's request for CS and recommended retention of the General Retail (GR) designation.

Kristiana Alfsen, Pohl Partners, was present as the applicant's agent. She advised that a request to change the Future Land Use Plan had been submitted. She disagreed that a Commercial Service designation was not compatible. She stated that the request was for an expansion of a non-conforming use, but it was approved fifteen years ago. She stated that this is the best location for the self-storage expansion.

A public hearing was held on the above item. Bill Pohl spoke in favor of the rezoning. There being no further public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners concerning the compatibility issue, the uniqueness of issues for this property, and the problem with carving out a small piece of acreage to rezone.

MOTION: Commissioner Lux moved to recommend disapproval to the City Council of rezoning approximately 2.00 acres from General Retail (GR) to Commercial Services (CS) for property located at 702 South Bell Boulevard (Z-12-014) as recommended by staff. Commissioner Rogers seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8F, Case Z-12-014. Commissioner Rogers seconded the motion and the motion passed unanimously, 6-0, with one absent.

- G. Consider a request by Martha and James Isbell to assign original zoning of Commercial Services (CS) for property located at 3100 Woodall Drive. (Z-12-015)
Owner: Martha and James Isbell
Agent: Vince McElhaney
Staff Resource Person: Emily Barron
Staff proposal to P&Z: Commercial Services (CS)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested assigning original zoning of Commercial Services (CS) to approximately 7.17 acres for property located at 3100 Woodall Drive. The request supports the purpose statement of the Commercial Services (CS) district as well as the economic development goals of the Comprehensive Plan and is consistent with the Future Land Use Plan. Staff recommended zoning this property to Commercial Services (CS).

The applicant's agent, Vincent McElhaney, was present.

A public hearing was held on the above item. Leonard Strickler spoke against rezoning the property as CS and stated that he supported General Retail (GR). There being no further public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners concerning the lack of frontage along RM 1431.

MOTION: Commissioner Lux moved to recommend approval to the City Council of assigning original zoning of Commercial Services (CS) for property located at 3100 Woodall Drive (Z-12-015) as recommended by staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with one absent.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8G, Case Z-12-015. Commissioner Dion seconded the motion and the motion passed unanimously, 6-0, with one absent.

- H. Consider a request by Dodds Trust to assign original zoning of General Retail (GR) to approximately 1.79 acres located at 3400 West Whitestone Boulevard. (Z-12-016)
Owner: James Richard Dodds Trust
Agent: Susan London
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

Senior Planner Amy Link made the presentation and was available for questions. The applicant requested assigning original zoning of General Retail (GR) to approximately 1.79 acres located at 3400 West Whitestone Boulevard. The applicant's request does not comply with the FLUP. The GR request is compatible with a Regional Office/Retail/Commercial designation, which would allow zoning districts such as General Retail (GR), General Office (GO) and Mixed Use (MU). A FLUP amendment was processed concurrently with this zoning application (see Item 9F). The GR request is compatible with surrounding land uses/designations and meets the purpose statement

of the GR district. The GR request also supports the economic goals of the Comprehensive Plan. Staff recommended approval of the applicant's request for General Retail (GR) zoning. Susan London, applicant's agent, was not present.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

There was general discussion among the Commissioners concerning approving the rezoning before discussing the Future Land Use amendment and the need for feedback from adjacent property owners.

MOTION: Commissioner Lux moved to table Item 8H, Case Z-12-016, to the October 16, 2012 Planning and Zoning Commission meeting. Commissioner Dion seconded the motion and the motion passed unanimously, 6-0, with one absent.

9. **FUTURE LAND USE PLAN AMENDMENTS:**

- A. West side of Ronald Reagan Boulevard just north of East Whitestone Boulevard (Related to Item 8A)

Senior Planner Emily Barron made the presentation and was available for questions. In conjunction with the CP57 zoning request (Z-12-008), staff recommended the following amendment to the Future Land Use Plan: Amend the Future Land Use Map for 41.17 acres located on Ronald Reagan Boulevard from Regional Retail/Office/Commercial and Parks and Open Space to Medium Density Residential.

Staff recommended approval of this request because a housing mix near a major intersection (Ronald Reagan Boulevard and East Whitestone Boulevard), provides a mix of land uses around the node as well as housing support for the retail and office uses in the area.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant.

- B. Property north of 12342 RR 620 North (Related to Item 8B)

Note: Item 9B was postponed to October 16, 2012. See Item 7B.

- C. Area north of New Hope Drive at Cottonwood Creek Boulevard on the west side of Lakewood Country Estates (Related to Item 8D)

Senior Planner Emily Barron made the presentation and was available for questions. In conjunction with Autumn Ridge zoning request (Z-12-012), the applicant requested the following amendment to the Future Land Use Plan: Amend the Future Land Use Map for 34 acres located north of New Hope Drive at Cottonwood Creek Trail from Neighborhood Retail/Office/Commercial to Medium Density Residential. The applicant's request is partially in compliance with the Future Land Use Plan. The requested CD area is the exception and required a medium density residential category. Staff recommended approval of this request because the medium density residential provides a transition from the proposed General Retail (GR) associated with Case Z-12-012, Scottsdale future roadway, the proposed General Office (GO) associated with Case Z-12-011, and the residents of Lakewood Country Estates.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant.

D. Southside of CR 180 just west of Ronald Reagan Boulevard (Related to Item 8E)

Senior Planner Amy Link made the presentation and was available for questions. In conjunction with the rezoning request by CAB-COM 32 LP (Z-12-013), staff recommended the following amendments to the Future Land Use Plan:

- Amend the Future Land Use Map for approximately 14 acres located near the southwest corner of Ronald Reagan Boulevard and CR 180 from Regional Office/Retail/Commercial to Medium Density Residential.
- Amend the Future Land Use Map for approximately 8.3 acres located near the southwest corner of Ronald Reagan Boulevard and CR 180 from Neighborhood Office/Retail/Commercial to Medium Density Residential.

MOTION: Commissioner Balestiere moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Secretary Hogue seconded the motion and the motion passed unanimously, 6-0, one position vacant.

E. 702 S. Bell Boulevard (Related to Item 8F)

Senior Planner Amy Link made the presentation and was available for questions. In conjunction with the rezoning request by Sharon Ltd. (Z-12-014), the applicant requested the following amendment to the Future Land Use Plan: Amend the Future Land Use Map for approximately 2.00 acres located at 702 South Bell Boulevard from Neighborhood Office/Retail/Commercial to Industrial. Staff did not recommend approval of this request as it would create an isolated industrial area among retail designated property, inhibiting future growth as a retail node in the region. The request does not support the economic development goals of the Comprehensive Plan, as the proposed use would not provide increased sales tax revenue, spur retail growth or employment generation.

MOTION: Commissioner Balestiere moved to recommend denial of the request to the City Council of amending the Future Land Use Plan at 702 South Bell Boulevard as presented by Staff. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, one position vacant.

F. Southeast corner of West Whitestone Boulevard and Trails End and the northwest corner of West Whitestone and Power Lane (Related to Item 8H)

Senior Planner Amy Link made the presentation and was available for questions. In conjunction with the rezoning request by Dodds Trust (Z-12-016), staff recommended the following amendments to the Future Land Use Plan:

- Amend the Future Land Use Map for approximately 33.1 acres located at the southeast corner of West Whitestone Boulevard and Trails End Road from Employment Center to Regional Office/Retail/Commercial.
- Amend the Future Land Use Map for approximately 5.25 acres located at the northwest corner of West Whitestone Boulevard and Power Lane from Neighborhood Office/Retail/Commercial to Employment Center.

There was much discussion among the Commissioners concerning the need to look at the whole area instead of smaller tracts triggering changes to the FLUP.

MOTION: Commissioner Lux moved to recommend approval to the City Council of amending the Future Land Use Plan as presented by Staff. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, one position absent.

10. **SUBDIVISIONS (ACTION AND PUBLIC HEARING):**

- A. Breakaway Park Section 2A, Resubdivision of Lot 5 (SFP-12-006)
3.86 acres, 1 residential lot, 1 commercial lot
Located at 2818 Kenai Drive
Owner: Bruce Fowler
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
1) Public Hearing
2) P&Z Action

Senior Planner Amy Link made the presentation and was available for questions. She advised that Staff had reviewed the plat and it met all state and local requirements. She advised that on May 20, 2012, the Board of Adjustment granted a flag lot variance for this subdivision conditional upon extension of water and wastewater facilities to Lot 5B. The owner has acquired a private water and wastewater easement along the western lot line of Lot 6, Breakaway Park Section 4 that will accommodate both lots in the proposed subdivision. Staff recommended approval of the plat.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval of Item 10A, Case SFP-12-006, as presented by Staff. Commissioner Dion seconded the motion and the motion passed unanimously, 6-0, with one absent.

11. **CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): NONE.**

12. **DISCUSSION AND POSSIBLE ACTION: NONE**

13. **ADMINISTRATIVE ITEMS:**

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

A. **Director and Staff Comments –**

1. Attendance at 2012 APA Conference on October 3-6, 2012 in Fort Worth, Texas

Senior Planner Emily Barron advised the Commissioners that they would be receiving information from staff concerning their registration, hotel and per diem.

B. **Commissioners Comments.**

Commissioner Balestiere asked if consulting with Leander Independent School District was a new process. Senior Planner Amy Link advised that they are consulted specifically when residential is proposed to go into a commercial designation.

C. **Request for Future Agenda Items. None.**

14. **ADJOURNMENT**

Chair Kauffman adjourned the meeting at 9:20 p.m.

PASSED AND APPROVED THE 16TH DAY OF OCTOBER, 2012.

ATTEST:

NICHOLAS KAUFFMAN, Chairman

HOLLY HOGUE, Secretary

October 16, 2012	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	Buttercup Creek Ph V Sec 12	5A1
Case Number: FP-12-011		

OWNER: Forestar (USA) Real Estate Group, Inc

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: Catherine Drive and Allison Way

COUNTY: Williamson

AREA: 18.757 acres

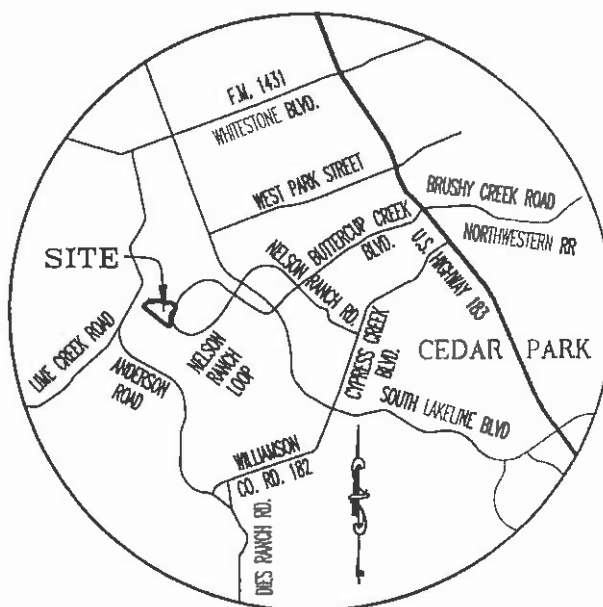
ZONING: SF-3

SUBDIVISION DESCRIPTION: 57 single family lots, 1 park, drainage easement, karst lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



= LOCATION MAP =
N.T.S.

October 16, 2012	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	Scottsdale Crossing Entry Road	5A2
Case Number: FP-12-012		

OWNER: Dennis McDaniel

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: At Scottsdale Drive and 183A

COUNTY: Williamson

AREA: 1.75 acres

ZONING: GR

SUBDIVISION DESCRIPTION: Roadway plat

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



Subdivision

Planning and Zoning Commission
Scottsdale Crossing Phase I

Item:#
5A3

Case Number: FP-12-013

OWNER: Dennis McDaniel

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: At Scottsdale Drive and 183A

COUNTY: Williamson

AREA: 8.85 acres

ZONING: SF-3

SUBDIVISION DESCRIPTION: 45 single family lots, 1 landscape lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



October 16, 2012	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	Scottsdale Crossing Phase II	5A4
Case Number: FP-12-014		

OWNER: Dennis McDaniel

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: At Scottsdale Drive and 183A

COUNTY: Williamson

AREA: 7.51 acres

ZONING: SF-3

SUBDIVISION DESCRIPTION: 39 single family lots

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.



October 16,
2012

Subdivision

Planning and Zoning Commission
**Hur Industrial Park II, Section One,
Replat of Lot 1 Block A**

**Item:#
5A5**

Case Number: SFP-12-013

OWNER: Hur Enterprises, Inc.

AGENT: Linda Tanner, Baker-Aicklen and Associates

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: Northeast corner of Woodall Drive and Hur Industrial Boulevard

COUNTY: Travis

AREA: 18.216 acres

ZONING: LI and GR

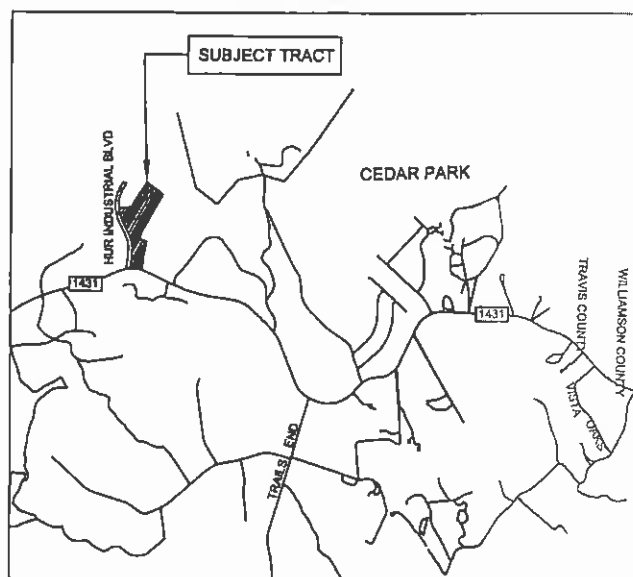
SUBDIVISION DESCRIPTION: 3 commercial lots

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.

LOCATOR MAP



October 16, 2012 Zoning	<i>Planning and Zoning Commission</i> 620 Self Storage	Item: 7A & 8A
Case Number: # Z-12-009		

OWNER: CWT & C, LT

AGENT: Daniel Hart, Baker-Aicklen and Associates

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: North of 12342 Ranch Road 620 North

COUNTY: Williamson County

AREA: 4.09 acres

EXISTING ZONING: General Retail (GR)

PROPOSED ZONING: Commercial Services (CS)

STAFF RECOMMENDATION: General Retail (GR)

EXISTING FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial

PROPOSED FUTURE LAND USE DESIGNATION: Industrial

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 4.09 acres located north of 12342 Ranch Road 620 North from GR to CS, with the intent of expanding the self-storage use north of the existing facility.

EXISTING SITE and SURROUNDING LAND USES:

The site is currently undeveloped and is surrounded by Shenandoah Baptist Church (ETJ) to the north, undeveloped land in the City of Austin to the east, an existing storage facility to the south, and undeveloped GR zoned property to the west.

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Planning and Zoning Commission
620 Self Storage

Item:
7A & 8A

Case Number: # Z-12-009



Z-12-009



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Zoning

Planning and Zoning Commission
620 Self Storage

Item:
7A & 8A

Case Number: # Z-12-009

PURPOSE OF REQUESTED ZONING DISTRICT:

The Commercial Services District, CS, is established to provide for business and commercial activities that are typically more intensive than consumer retail enterprises, often larger in scale, and often are designed to serve the region. Since generally they are not fully compatible with office or consumer retail uses, the permitted uses found in this district are combined in order to promote economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES in CS:

Accessory structures	Office/warehouse
Automobile repair shop	Pawn shop
Automotive paint and body shop	Permanent makeup, tattooing, body piercing
Automotive parts and accessories sales	Pest control, exterminating services
Automotive tire stores	Pool and spa sales and service
Automotive upholstery shop	Print shop
Boarding kennels	Recreational vehicle park
Communication services	Seasonal businesses
Construction sales and services	Self storage
Crematorium	Temporary buildings
Dry cleaning and/or laundry facility, on-site	Trade shop
Equipment rental	Truck stop
Food preparation	Upholstery shops, not involving
Gasoline service stations, general	manufacture
Greenhouses, commercial	Utility services, general
Indoor shooting range	Veterinary services
Indoor sports and recreation	Wireless telecommunications facilities
Office/showroom	Wrecker, impoundment

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial uses, with compatible zoning districts being General Retail (GR), General Office (GO), and Mixed Use (MU).

The applicant's request for CS does not comply with the Future Land Use Plan (FLUP). The CS district requires an Industrial FLUP designation. An Industrial designation would allow zoning districts such as Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI), and Heavy Industrial (HI).

A Future Land Use amendment is being processed concurrently with the zoning application (See agenda item 9B).

October 16, 2012 Zoning	<i>Planning and Zoning Commission</i> 620 Self Storage	Item: 7A & 8A
Case Number: # Z-12-009		

SITE INFORMATION:

Corridor Overlay:

This tract is not located within the Corridor Overlay.

Transportation:

Ranch Road 620 North is classified as a major arterial in the vicinity of this site.

Water and Wastewater Utilities:

Water and wastewater lines are sized adequately for the existing and requested zoning on the site.

Subdivision:

The property is not subdivided.

Setback Requirements:

	Commercial Services (CS)
Front setback	25'
Side setback	12'
Rear setback	5'

Architectural Requirements:

Structures built within the CS district require 100% masonry construction.

CASE HISTORY:

Case Number	Request	P&Z Recommendation	CC Action
Z-96-019	26.90 acres from DR to GR	Recommended GR	Approved GR

STAFF COMMENTARY:

The subject site was originally zoned GR in 1996. The applicant is requesting CS with the intent of expanding the existing self storage site located south of the subject tract.

Staff does not support the applicant's request due to the following:

1. The applicant's request is not compliant with the FLUP;
2. The request does not meet the intent statement of the CS district as the district, in this context, is "not compatible with office or consumer retail sales", which is the zoning designation surrounding this tract;

October 16, 2012 Zoning	<i>Planning and Zoning Commission</i> 620 Self Storage	Item: 7A & 8A
Case Number: # Z-12-009		

3. The request would not support the economic development goals of the Comprehensive Plan, specifically those geared toward providing increased sales tax revenues, retail growth and employment generation;
4. The existing self-storage fronting RR 620 is a nonconforming use due to the City's Corridor Overlay requirements. Staff believes that by allowing expansion to the rear of the property for a use that is non-conforming on the front can be viewed as contradictory from a policy standpoint;
5. Despite the depth of the tract from RR 620, staff feels this site could be combined with the existing self-storage site to the south if demolished and redeveloped or incorporated with the land to the east that fronts along Ridgeline Boulevard to create a larger retail development;

STAFF RECOMMENDATION:

Staff does not support the applicant's request for CS and recommends retention of the GR designation.

PUBLIC INPUT: To date, no public testimony has been received.

PUBLIC NOTIFICATION:

Cedar Park-Leander Statesman June 6, 2012

5 letter notices were sent to property owners within the 300' buffer
On June 19, 2012, P&Z postponed the case at the applicant's request to July 17, 2012

On July 17, 2012, P&Z postponed the case at the applicant's request to September 18, 2012

On September 18, 2012, P&Z postponed the case at the applicant's request to October 16, 2012

PROPOSED CITY COUNCIL HEARINGS: (October 25, 2012) 1ST Reading
(November 8, 2012) 2ND Reading

October 16, 2012 Zoning	<i>Planning and Zoning Commission</i> Dodds Trust	Item: 7B & 8B
Case Number: # Z-12-016		

OWNER: James Richard Dodds Trust

AGENT: Susan London

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

LOCATION: 3400 West Whitestone Boulevard

COUNTY: Travis

AREA: 1.789 acres

EXISTING ZONING: Development Reserve (DR)

PROPOSED ZONING: General Retail (GR)

STAFF RECOMMENDATION: General Retail (GR)

EXISTING FUTURE LAND USE DESIGNATION: Employment Center

PROPOSED FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial

SUMMARY OF REQUEST:

The applicant is requesting to assign original zoning of General Retail (GR) to approximately 1.789 acres located at 3400 West Whitestone Boulevard.

EXISTING SITE and SURROUNDING USES:

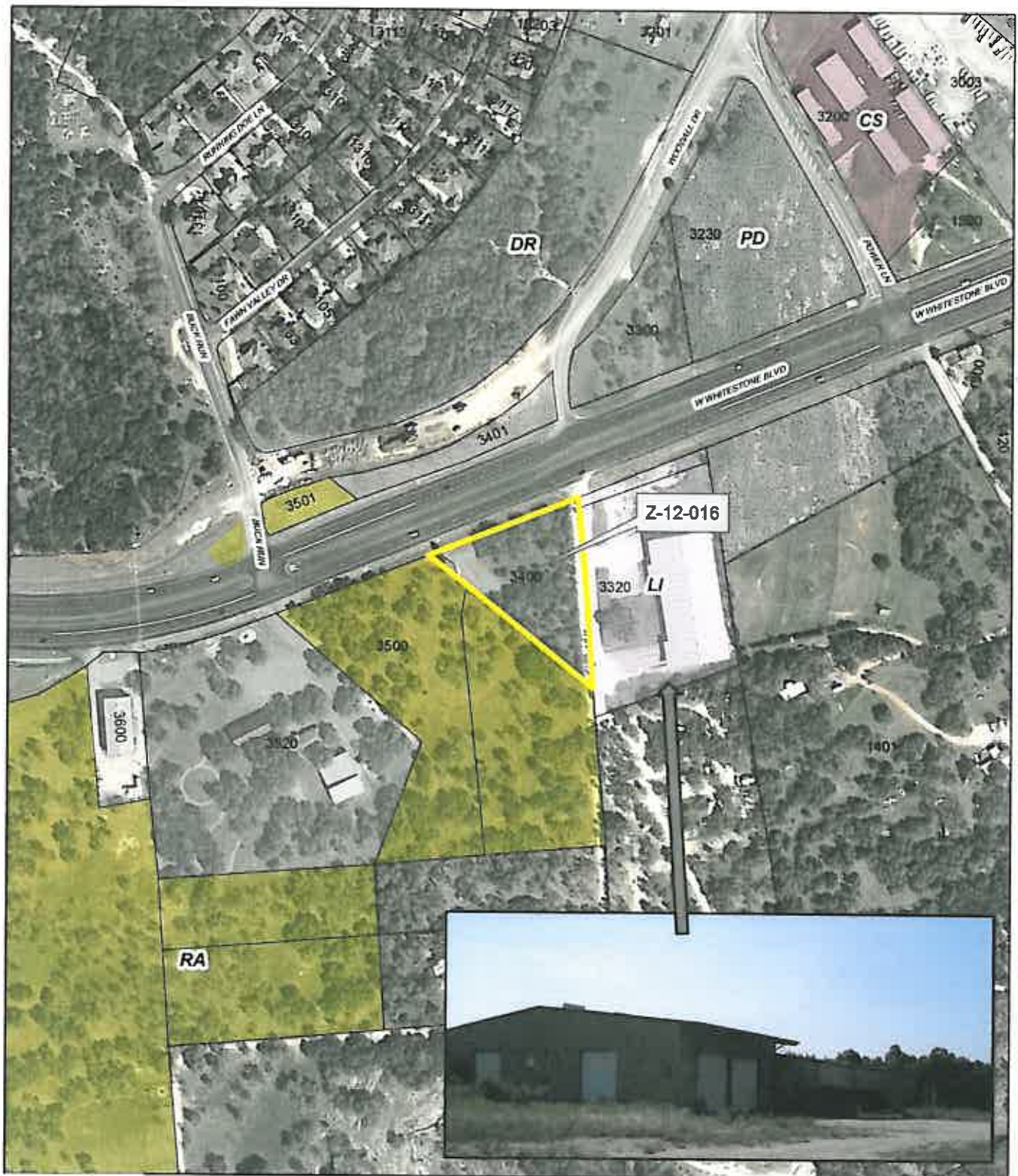
The site is currently undeveloped and surrounded by West Whitestone Boulevard to the north, Light Industrial zoned property to the east, and undeveloped Rural Agriculture zoned property to the south and west.

October 16,
2012
Zoning

Planning and Zoning Commission
Dodds Trust

Item:
7B & 8B

Case Number: # Z-12-016



October 16,
2012
Zoning

Planning and Zoning Commission

Dodds Trust

**Item:
7B & 8B**

Case Number: # Z-12-016

PURPOSE OF REQUESTED ZONING DISTRICT:

The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES IN GR:

Accessory structures
Administrative offices
Art galleries with retail sales
Art gallery
Automated Teller Machines
Automobile parts and accessories sales
Automobile repair shop
Automobile sales new
Automotive sales used
Automotive tire stores
Bakery retail
Banks
Bar/Cocktail Lounge
Bed and Breakfast
Car washes
Civic clubs and fraternal organizations
Commercial parking lots
Community center
Consumer repair shop (including bicycles)
Convenience store
Day care center adult
Day care center child
Day care center incidental
Drugstores
Dry cleaning and/or laundry on-site
Equipment rental

Food sales general (grocery store)
Food sales limited
Funeral home
Furniture store
Gasoline service stations general
Gasoline service stations limited
Golf amusement
Hardware stores
Home improvement center
Hotel extended stay
Hotel
Indoor sports and recreation
Instant print copy services
Landscape nursery and supply store retail
Laundromat
Liquor store
Medical offices
Motel
Movie and music rentals sales
Non-Emergency Medical Transport Service
Nonprofit seasonal fundraisers
Office/showrooms
Office/warehouse
Personal Improvement Services

Personal services
Pet grooming
Places of worship
Private schools
Professional offices
Public buildings uses
Reception hall
Rental libraries for sound and video recordings
Research and development activities
Restaurant limited
Restaurant general
Retail gift store
Retail stores
Software development
Software sales computer hardware sales
Special events
Studios/art studio dance music drama gymnastics photography interior design
Temporary buildings
Theatres indoor
Theatres outdoor
Transit station
Utility services general
Veterinary Services
Vocational or trade school
Wireless telecommunications facilities

October 16, 2012 Zoning	<i>Planning and Zoning Commission</i> Dodds Trust	Item: 7B & 8B
Case Number: # Z-12-016		

FUTURE LAND USE PLAN:

The Future Land Use Plan (FLUP) currently identifies the subject area as suitable for Employment Center uses, with compatible zoning districts such as Business District (BD), Light Industrial (LI), General Office (GO), Hospital (H) and Mixed Use (MU).

The applicant's request does not comply with the current FLUP; however, at its September 18th meeting, the Planning and Zoning Commission did recommend amending the FLUP to Regional Office/Retail/Commercial for the subject tract. The GR request is compatible with a Regional Office/Retail/Commercial designation, which would allow zoning districts such as GR, GO and MU.

COMPREHENSIVE PLAN:

Although not consistent with the FLUP, the applicant's request does support the following economic development goals of the Comprehensive Plan:

4.1.6 Economic Development Goals:

- Attract commercial development to Cedar Park in order to reduce tax burden on residential property.
- Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services.
- Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment.
- Encourage retail growth within the City that will meet the needs of its citizens and provide increased sales tax revenues.

SITE INFORMATION:

Corridor Overlay:

This tract is located within the Corridor Overlay.

Transportation:

West Whitestone Boulevard is classified as a 4 lane divided major arterial adjacent to the tract. In 2008, the traffic count west of Lakeline Boulevard was 24,048 vehicles trips per day.

Water and Wastewater Utilities:

Extension of water and wastewater lines will be required in order to develop this tract.

October 16, 2012 Zoning	Planning and Zoning Commission Dodds Trust	Item: 7B & 8B
Case Number: # Z-12-016		

Subdivision:

The property is not subdivided.

Setback Requirements:

	General Retail (GR)
Front Setback	25'
Side Setback	12'
Rear Setback	5'

Architectural Requirements:

All building exteriors within the GR district are required to be constructed of 100% masonry material, excluding doors and windows.

STAFF COMMENTARY:

This site was annexed into the City in 1999. The area surrounding this site is largely undeveloped, with the exception of an abandoned warehouse to the east. Considering that West Whitestone Boulevard is a major arterial and entry way into the City, accommodating not only Cedar Park, but the entire region, the applicant's request for GR zoning is appropriate. The GR request is compatible with surrounding land uses/designations and meets the purpose statement of the GR district. The GR request also supports the economic goals of the Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request for GR zoning.

PUBLIC INPUT: To date, one phone call inquiry has been received regarding this request.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman September 5, 2012
5 letter notices were sent to property owners within the 300' buffer
At the September 18, 2012 Planning and Zoning Commission meeting, the Commission postponed this case to October 16, 2012.

PROPOSED CITY COUNCIL HEARINGS: (October 25, 2012) 1ST Reading
(November 8, 2012) 2ND Reading

October 16,
2012
Future Land
Use Plan
Amendment

Planning and Zoning Commission

620 Self Storage

Item:
9A

STAFF: Amy Link, 401-5056, amy.link@cedarparktexas.gov

In conjunction with the 620 Self Storage rezoning request (Z-12-009), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for 4.09 acres located north of 12342 RM 620 North from Regional Office/Retail/Commercial to Industrial

The Industrial designation is compatible with the following zoning districts: Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI) and Heavy Industrial (HI).

Staff does not recommend approval of this request, as it would create an isolated industrial area among retail designated property, inhibiting future growth as a retail node in the region.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.50 ac	7.33%	1419.50 ac	7.33%	0%
High Density Residential	391.52 ac	2.02%	391.52 ac	2.02%	0%
Industrial	329.78 ac	1.70%	333.87 ac	1.72%	+0.02%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9423.08 ac	48.65%	9423.08 ac	48.65%	0%
Medium Density Residential	200.48 ac	1.03%	200.48 ac	1.03%	0%
Neighborhood Office/Retail/Commercial	2187.52 ac	11.29%	2187.52 ac	11.29%	0%
Parks and Open Space	2318.71 ac	11.97%	2318.71 ac	11.97%	0%
Regional Office/Retail/Commercial	2117.27 ac	10.93%	2113.18 ac	10.91%	-0.02%

October 16,
2012
Future Land
Use Plan
Amendment

Planning and Zoning Commission

620 Self Storage

Item:
9A



October 16,
2012
Conditional Use
Permit

Planning and Zoning Commission
Wash N Roll II

**Item:
11A**

Case Number: SDC-12-00002

OWNER: Beckway Construction LLC

AGENT: Stephen Jensen

STAFF: Amy Link, 401-5056, link@cedarparktexas.gov

LOCATION: Northwest corner of Parmer Ln and Kenai Dr

ZONING: Local Retail (LR)

SURROUNDING LAND USES:

North: Undeveloped (LR and GO)

South: Kenai Drive

East: Parmer Lane

West: Undeveloped (GO) & Single Family (SF-2)

COUNTY: Williamson County

AREA: 1.2 acres

The applicant's request is for a conditional use permit for Wash N Roll, a 4,000sf carwash located at the northwest corner of Parmer Lane and Kenai Drive.

The property is currently zoned Local Retail (LR). Carwash is identified as a conditional use within the LR district. As provided for in Section 11.02.314(A) of Chapter 11-Zoning, a conditional use may not:

- a. Unduly negatively affect an adjoining site more than would a permitted use in the base district;
- b. Unduly negatively affect the safety or convenience of vehicular or pedestrian circulation; or
- c. Unduly negatively affect an adjacent property or traffic control through the location, lighting or type of a sign.

Per Section 11.02.314(E), the Planning and Zoning Commission may require that the conditional use site development comply with additional requirements for:

- a. Open space, buffer, fence, wall, or screen;
- b. Landscaping;
- c. Street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- d. Signs;
- e. Characteristics of operation, including hours;
- f. Other measures that the Planning and Zoning Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

The Planning and Zoning Commission may then:

- a. Approve the site plan as proposed by the applicant if the site plan complies with the requirements listed previously;
- b. Approve the site plan pending compliance with the requirements of 11.02.314 (E); or

October 16,
2012
Conditional Use
Permit

Planning and Zoning Commission

Wash N Roll II

**Item:
11A**

Case Number: SDC-12-00002

- c. Deny the site plan application. If the site plan application is denied a person may not file an application for the same or substantially the same conditional use on the same or substantially the same site for a period of one year from the date of denial.

STAFF COMMENTARY:

In considering the conditional use request, the Planning Commission must find that the use will not:

- a. **Unduly negatively affect an adjoining site more than would a permitted use in the base district;**

The property was zoned LR in September 2007 and is surrounded by LR zoned property to the north and General Office (GO) zoned property to the west. The proposed use is compatible with the adjacent undeveloped LR zoned property and the GO zoned property to the west will provide a buffer between the proposed carwash and the Breakaway Park neighborhood. The proposed development exceeds all required setbacks, provides required landscaping within the Corridor Overlay along Parmer Lane and within all street yards, and proposes a 100% masonry façade exclusive of doors and windows.

- b. **Unduly negatively affect the safety or convenience of vehicular or pedestrian circulation;**

The proposed site development plan will extend a six (6) foot sidewalk along the frontage of Parmer Lane, providing a connection to the existing sidewalk along Kenai Drive.

Parking for the use is required at a ratio of one space for every 500 square feet of gross floor area. The proposed 4,000sf carwash requires a total of 8 spaces; however, 23 total spaces are proposed for the site.

Access to the site will be provided via two driveways. The Texas Department of Transportation (TxDOT) has approved the proposed driveway location on Parmer Lane and the proposed driveway to Kenai Drive will align with Denali Pass to the south. These access points will also provide shared access to the undeveloped tracts directly north and west of the proposed site.

- c. **Unduly negatively affect an adjacent property or traffic control through the location, lighting or type of a sign.**

The site will be permitted a maximum eight (8) foot high berm sign, located a minimum 12 feet off the property line. The proposed location of the sign is outside the sight line area for vehicles exiting the site, thereby negating any affect to traffic control. As required by Code, signage lighting shall be ground lights or lights attached to the bottom of the sign focused upward directly on the sign.

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Conditional Use
Permit

Planning and Zoning Commission

Wash N Roll II

**Item:
11A**

Case Number: SDC-12-00002

STAFF RECOMMENDATION:

Initially, staff had concerns with the use given the size of the tract and the ability to use the site for more intensive retail uses. After discussion with the applicant, the proposed footprint was reduced to allow a smaller space for the car wash, thus preserving the bulk of the remaining land for high intensity retail uses. Given the fact that a larger carwash could be incorporated as an accessory use to a use "permitted-by-right", staff felt as though the compromised proposal is a good balance and that the carwash could drive vehicular traffic to promote retail development surrounding this tract.

Based upon the information provided above, staff believes the conditional use site development plan as proposed does not negatively affect adjoining tracts, safety and convenience of vehicular or pedestrian circulation, or property or traffic control.

Therefore, staff recommends approval of the conditional use permit for a carwash to be located at the northwest corner of Parmer Lane and Kenai Drive as presented.

PUBLIC NOTICE: September 26, 2012 Cedar Park-Leander Statesman

PUBLIC INPUT: To date, one (1) email inquiry has been received regarding the request.

October 16,
2012
Conditional Use
Permit

Planning and Zoning Commission
Wash N Roll II

**Item:
11A**

Case Number: SDC-12-00002

Site Location Map



October 16, 2012 Roadway Plan Amendment	<i>Planning and Zoning Commission</i> City of Cedar Park Initiated	Item: 12A
Case Number: Old Mill Road		

STAFF: Darwin Marchell, Director of Engineering, 401-5366
darwin.marchell@cedarparktexas.gov

SUMMARY OF REQUEST:

The Engineering Department is requesting to designate an extension of Old Mill Road between Lakeline Boulevard and Little Elm Trail on the City's roadway Collector Map.

STAFF COMMENTARY:

Section 16.05.002.(b) of Arterial and collector streets states: "Designation of collector streets shall be made by the planning and zoning commission based upon the recommendations of the director of planning and director of public works."

Sam Roberts, Assistant City Manager who oversees all Public Works, recommends the addition of the extension of Old Mill Road to the City's roadway plan network and specifically to the Collector Map. Darwin Marchell, Director of Engineering and Rawls Howard, Director of Development Services also support this roadway being added to the Collector Map.



Development both in and outside of Cedar Park (Leander, Jonestown) continues at a rapid pace. This development increases the annual traffic rates onto City arterial roads. Congestion at the primary intersection of Cypress Creek Road at Lakeline Boulevard and at the intersection of Cypress Creek Road and US183 are now operating beyond capacity. Staff has determined that

October 16, 2012 Roadway Plan Amendment	<i>Planning and Zoning Commission</i> City of Cedar Park Initiated	Item: 12A
Case Number: Old Mill Road		

adding an internal north-south collector roadway from Old Mill Road north to Cypress Creek Road will help alleviate the congestion at the nearby major intersections by providing options and distributing the internal traveling demands of Cedar Park residents. Without intersection options for local residents, those two major intersections will continue to degrade.

Supporting Information:

The City's Collector Map identifies Roadway "F" as #54, a future primary collector roadway segment extending south of Cypress Creek Road just east of City Hall. This section will be constructed as a 4 lane roadway within 70' of right-of-way. Roadway "F" is shown to extend and terminate just south of Little Elm Trail.

The Leander Independent School District (LISD) has completed an elementary school south of Cypress Creek Road which will take access from Little Elm Trail, Orchard Falls and from Roadway "F". A future middle school is planned for the land just east of the new elementary school and will take sole access from Roadway "F". The proposed Old Mill Road extension will connect to Roadway "F" and link Lakeline Boulevard to Cypress Creek Road.

The future extension of Little Elm Trail will connect Lakeline Boulevard to US183 as an east-west connection. It will be extended as a 4-lane divided minor arterial. When complete, Little Elm Trail will further reduce the congestion of the intersection of Cypress Creek Road at US183. Old Mill Road is proposed to continue as a Neighborhood Collector, providing communities with a north-south connection from Lakeline Boulevard to Cypress Creek Road.

STAFF RECOMMENDATION: To add Old Mill Road extension between Lakeline Boulevard and the southern end of Roadway "F" to Cedar Park's roadway network and Collector Map.

PROPOSED CITY COUNCIL HEARING: November 8, 2012 - Resolution



**CEDAR
PARK**

2013 City of Cedar Park Meetings

This calendar is subject to change. To verify the meeting please check the posted online agendas no earlier than 72 hours prior to the start of the meeting.

January 2013

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		1	2	3	4	5
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CC Retreat

June 2013

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TCAA
Conference

TCMA
Conference

CC Retreat

August 2013

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February 2013

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Budget Wkshp

September 2013

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*LISD Spring Break 3/11-15/12

April 2013

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*5/11/13 City Election



- Arts Advisory Board
- City Council Meeting
- (Various colors) Council/Board Joint Mtg
- Historic Preservation Meeting
- Parks Advisory Board Meeting
- Planning & Zoning Meeting
- Tourism Board
- 4A & 4B Jt Meeting w/ City Council
- 4A Board
- 4B Board
- LISD Jt Meeting w/ City Council
- Holiday

Holidays / Important Dates

Jan. 1	New Year's Day
Jan. 21	Martin Luther King Day
Feb. 18	Presidents Day
May 27	Memorial Day
June 5-7	TCAA Conference
June 20-23	TCMA Conference
July 4	Independence Day
Sept. 2	Labor Day
Oct. ____	APA Conference
Oct 8-11	TML Conference
Nov. 11	Veteran's Day
Nov. 28-29	Thanksgiving
Dec. 24-25	Christmas Holidays

October 2013

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APA
TML

November 2013

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December 2013

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